



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: The Everstead at Madison (Preliminary Plat 2022-005) (Site Plan 2022-013)

Applicant: Croy Engineering, LLC

Property Owner: William Wann and Gayle Wann Guy

Location: North of Mill Road, West of Hughes Road

Request Summary

This is a request for a Preliminary Plat for 30 lots and one tract and a request for a Site Plan for a multi-family residential development on approximately 41 acres. The two components would be integrated as The Everstead at Madison project and consist of 231 rental units, 28 of which would be located on lots created with the Preliminary Plat. For the remaining two Preliminary Plat lots, one is already developed and will be donated to the City, and the other is expected to be developed with a for-sale single family home.



Recommendation

Motion to:

- A. "Approve the payment of an in-lieu fee for sidewalk along Mill Road," and
- B. "Approve the substitution of the 20-foot landscape buffer required in Section 5-18-5 with a six foot opaque structure set in a five foot wide landscape buffer," and
- C. "Approve the Preliminary Plat for The Everstead at Madison (PP2022-005) with contingencies," and
- D. "Approve the Site Plan for The Everstead at Madison (SP2022-013) with contingencies."

Project Request

The Everstead at Madison project consists of a residential development with a total of 231 rental units and associated infrastructure and open space. An additional for-sale single family lot is also being created. Due to existing zoning, a preliminary plat and site plan are required. A summary of each of these requests is provided below, following the overall project description.

Everstead at Madison Project Description

The overall project consists of 231 rental units, comprised of 167 detached single family dwellings, 22 duplex units and 42 townhome units (seven six-unit buildings). All buildings will be one or two stories in height. A summary of the bedroom counts is provided below.

TABLE 1 UNIT SUMMARY		
Type Unit	Number of Units	Percent
One Bedroom Units	22	9.5%
Two-Bedroom Units	85	36.8%
Three-Bedroom Units	86	37.2%
Four-Bedroom Units	38	16.5%
Total	231	

The project includes surface and garage parking. A total of 138 units will have direct access garages attached to their units. There will be an additional 44 garage spaces in 11 four-bay garage buildings available for rent. The remainder of the parking, 323 spaces, will be surface parking along the private streets, which are designed to a width suitable for Fire Department access. There will also be additional parking on the driveways of units with garages. A clubhouse, swimming pool, playground, pickle ball court and dog park are planned. Each unit will have a private, fenced back yard. Two stormwater detention areas are included. The project will be gated, with full access from Hughes, and resident and emergency vehicle access only from Mill Road. Sidewalks are provided throughout. The project will install decorative

fencing on its perimeter, and existing trees along the west property line are being preserved. The overall layout of The Everstead at Madison project is depicted below.

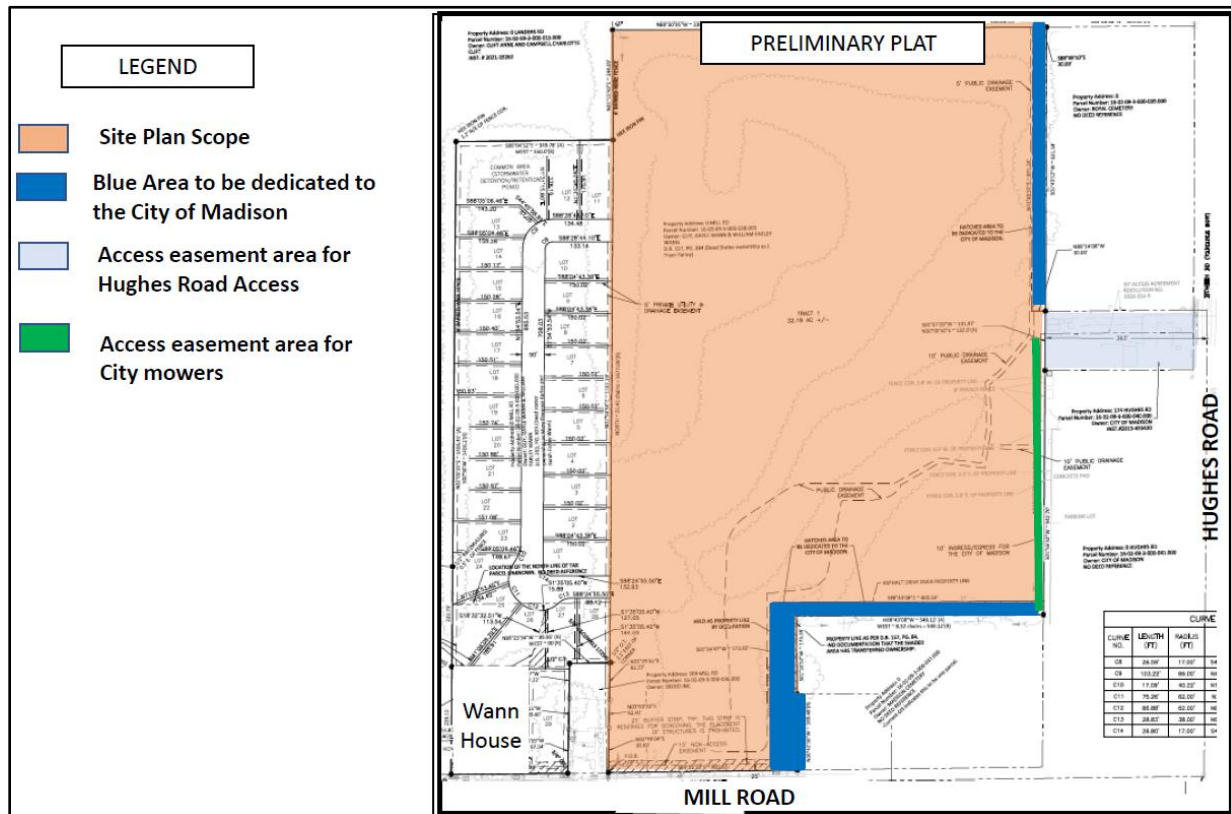


Preliminary Plat

The Preliminary Plat request is for approval for 30 lots and one tract. The western properties are zoned R-2, which only allows one dwelling per lot. The eastern property, zoned R-4, will be entirely within one tract and is the subject of the site plan request. It is highlighted in orange in the exhibit below. There will be 1,106 linear feet of private streets constructed in the R-2 section of the project. Of the 30 lots, one is existing and is developed at 225 Mill Road (the Wann House). A new lot will added along Mill Road, east of the Wann House, and the other 28 lots are located north of these and will be part of The Everstead project. Each of these lots will be developed with detached rental units with two car garages. Square footage of these units

will range from 1,655 (two bedroom units) to 2,491 (four bedroom units). There is one common area for stormwater detention included in the plat in the northwest corner.

The areas highlighted in dark blue are existing greenspace that will be dedicated to the City of Madison. This will protect several graves inadvertently located on private property, headstones located on the common property line, and provide room for maintenance of the cemetery area as well as a buffer between City Hall and the development. The area shown in green is a 10 foot wide easement area that will be dedicated to the City to allow for lawn mower access between the cemeteries. The project will construct the primary access from Hughes Road in the access easement area depicted in light blue. This will be landscaped, include sidewalk on the south side and provide access to City Hall parking.



Site Plan

The eastern property highlighted in orange above allows multiple dwellings on a single lot and is the subject of the Site Plan request. This portion of the site includes 203 total units, associated parking, the project's recreational amenities, and a large stormwater detention area. Square footage of these units will range from 1,207 (two bedroom units) to 2,491 (four bedroom units). 110 of these units will have attached one or two car garages. The project will be fenced and gated and is more fully described above.

General Information

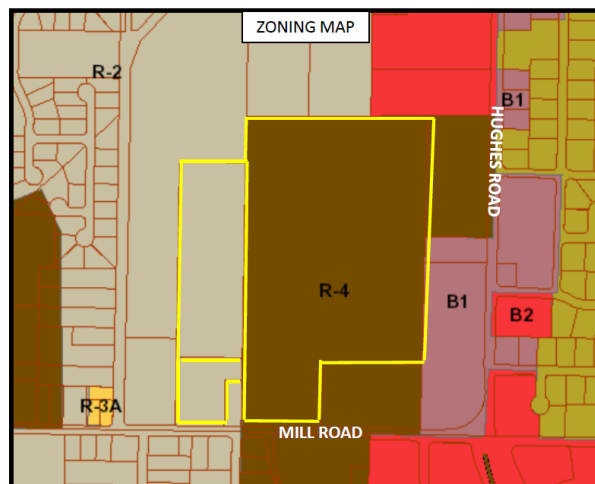
Background:

The Planning Commission approved a Layout Plan for 29 lots on the R-2 District portion of the project on February 17, 2022. At that time, an additional lot on Mill Road was not contemplated. The additional lot is requested now because the Wann House will be given to the City in conjunction with the project. The City intends to renovate the house and establish a period home museum. Had that property transfer not been negotiated, the developer could have sold the Wann House property. Because of the Wann House donation, there is no increase in lots from what was approved with the Layout Plan.

The City Council and LCD Acquisitions entered into a Memorandum of Understanding (MOU) approved on May 19, 2022. The MOU covers the dedications and easements described above, the donation of the Wann House, construction of the Hughes Road access, installation of decorative fencing for the Mill Road cemetery, and several other items. As part of the Hughes Road access, the former carwash building (now used for storage) and surrounding asphalt will be demolished, and the MOU includes a temporary easement to accommodate this.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RHM (High Density Residential Multi-Family) and I (Institutional)	R-2 (Medium Density Residential) and R-4 (Multi-Family Residential)	Mostly undeveloped with one single-family dwelling
North of Subject Property	RHM	R-2 and B-2 (Community Business)	Undeveloped, Commercial, Church
East of Subject Property	I	R-4 and B-1 (Neighborhood Business)	City Hall, Cemetery
South of Subject Property (across Mill Road)	RHM and I	R-2 and R-4	Single-family and Cemetery
West of Subject Property	RHM	R-2	Mostly vacant with two single-family dwellings



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the subject property RHM and I. The proposed project is consistent with the residential classification.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The subject property is part of the Midtown Madison Key Development Area. The Plan recommends both properties *develop as "in-town" neighborhoods consistent with existing residential character.*
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The units and infrastructure in the R-4 area will be developed pursuant to the regulations found in the Zoning Ordinance for site plans and parking lots. The R-2 area is developed pursuant to Subdivision Regulations. The subdivision plat lists the area for Lot 27 as 10,104 square feet. The minimum lot size for R-2 is 10,500 square feet. There is a contingency to resolve this matter before the plat can be finalized.

The applicant is requesting to pay an in-lieu fee for the sidewalk along Mill Road. The City Council has approved this concept as part of the MOU. There is currently no sidewalk along the north side of Mill Road between Hughes and Landers. There is no room to install one in front of the cemetery, and due to utilities and existing development to the west, it is unknown if the City will ever be able to install a sidewalk on the north side. Therefore, staff supports the payment of an in-lieu fee.

The Zoning Ordinance requires a landscape buffer between R-2 and R-4 properties of 20 feet. Installing such a buffer along the common property line of the two main parcels in the project is not practical due to the integrated nature of the development. Staff supports a substitution of this requirement. Each of the rear yards that are oriented to the common property line are fenced and there is more than five feet of open lawn area between the units along the common property line. The proposed project complies with all other applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with contingencies.

Analysis

The project is allowed by existing zoning and provides an opportunity to locate patrons closer to the downtown to support existing and new businesses in that area. The project is notably below the maximum density that is allowed. Zoning would allow up to 484 units, and the project proposes less than half of that at 231 units. At the request of staff, the applicant had a traffic study completed to ascertain if any off-site improvements are needed. The study concludes that none are warranted. It was reviewed by City Engineering. Staff would note that based on comments made at the Planning Commission meeting for the Layout Plan in February, the traffic study consultant verified their counts were taken when school was in session, and the developer decided to make the Mill Road access a resident and emergency vehicle access only. The project includes a diverse array of recreational amenities for future residents and has a very pedestrian-oriented layout.

Staff supports the substitution of the 20-foot landscape buffer required between the R-2 and R-4 Districts with a six-foot opaque structure set in a five foot landscape buffer. This is one development project split between two zoning districts with similar units on each side of the zoning district boundary. Generally, the units are positioned where rear yards abut each other and a six foot fence set in the five foot landscape buffer is reasonable. Staff also supports the payment of a fee in lieu of constructing sidewalk along the Mill Road frontage for the reasons described in the Zoning and Subdivision Compliance section above.

This development will result in the protection of existing burials and the Wann House, which is a contributing structure in the Madison Station Historic District. The project will install decorative fencing around the Mill Road cemetery, as requested by the City's Cemetery Committee. The Preliminary Plat and Site Plan are compliant with applicable regulations once contingencies are addressed, and staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for The Everstead at Madison/Preliminary Plat and Site Plan
2. Preliminary Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)
3. Site Plan dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
The Everstead at Madison Preliminary Plat and Site Plan

Planning Department

Preliminary Plat

1. Correct Note 2 to include total acreage
2. Provide dimensions for each lot line
3. Lot 27 does not meet the minimum lot size of 10,500 space feet. (10,104 SF).
4. Include Tract 1 to Lot Table
5. Some of the Certificates are for a final plat
6. Add a design speed and sight distance table
7. Add Sight Intersection Certificate
8. Signatures:
 - 1) Flood Note
 - 2) Huntsville Utilities
 - 3) North Alabama Gas
 - 4) Cable
 - 5) Phone
 - 6) Surveyor's Certificate
 - 7) Certificate of Accuracy
 - 8) Sight Intersection Certificate

Site Plan

1. Provide distance between buildings
2. Shorten the landscape median in Hughes access road that crosses the north/south property line to aid City mowers crossing the access road to the 10 ft wide easement area.
3. Provide perimeter and interior landscape calculation for clubhouse and other parking areas.
4. Define location of buffer zone between R4 and R2 unless substitution is approved

Engineering Department

Preliminary Plat

1. Why the PUDE across Lot 26? If it needs to be here for the sanitary sewer, be sure it's wide enough as it hugs the sanitary sewer line.
2. Provide note that states all easements and rights-of-way are private unless otherwise shown. Clarify on drawing where those easements are located. Provide width
3. Dimension all easements individually (or in a note). Note 12 & 13 refer to Public easement but should be private.
4. Confirm easements are dimensioned sufficiently to accommodate the drainage and get it to the appropriate structure
5. What is the line that appears to be an easement line across the property at 209 Mill Road?
6. Add all standard Engineering notes (alter the PUDE in standard note to say "Private").
7. Submit copy of ADEM permit to City

Site plan

1. Submit copy of ADEM permit to City
2. Ensure all easements shown are labeled throughout
3. Lot/unit numbers on site plan must match updated address plan.
4. Remove lot 29, 30 and “common area” from Lot Table.
5. Sheet 5 – Label all easements
 - a. Label curb type at unit 154 (East side) and between unit 156 and 157
 - b. No crossing provided at ADA ramps South of clubhouse.
6. Sheet 6 – Dimension ADA parking stall widths
7. Sheet 13 – Correct flow direction indicated at Eastern side of entrance off Mill Rd.
8. Sheet 44 – correct spelling label on maintaining grass throughout.
9. Sheet 61 – confirm sight distance compliance with landscaping plan for Mill Road
10. Correct page numbering from page 50 onwards
11. Sheet 5 – Add painted stop bar and a stop sign at exit onto Mill Rd.